

Coastline

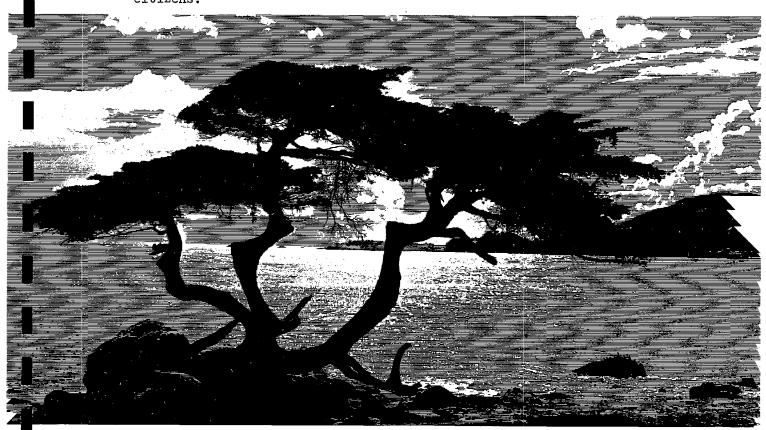
Compiled, written and edited by:

Santa Cruz

LEAGUE OF WOMEN VOTERS OF SANTA CRUZ COUNTY

Edith Nelson, Project Chairman and Editor, Santa Cruz, California

A revision and updating of a portion of the 1971 Land Use Tour by the League of Women Voters of Santa Cruz County. Prepared for the Central Coast Regional Coastal Zone Conservation Commission and other interested citizens.



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SANTA CRUZ COUNTY

Santa Cruz County Population (1972 State Dept. of Finance est.)

134,880

Assessed valuation of property (1972 - 1973)

\$404,435,940.

Total Area of County (439 square miles)

280,960 acres

Total State Parks Area

24,876

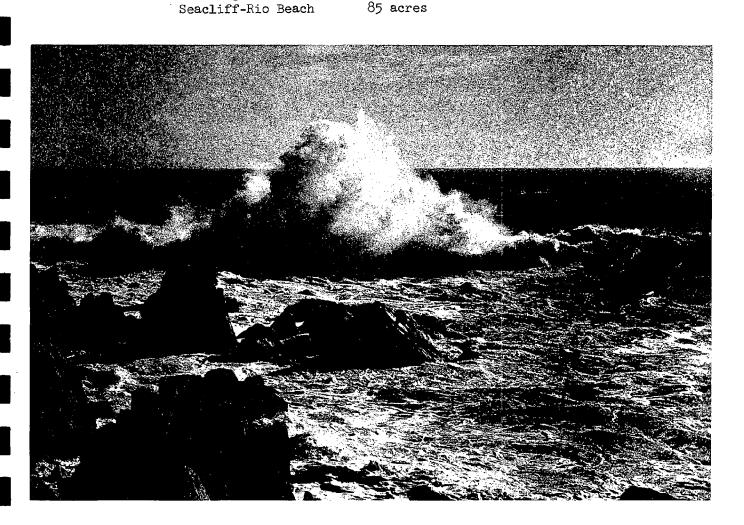
Total State Beaches

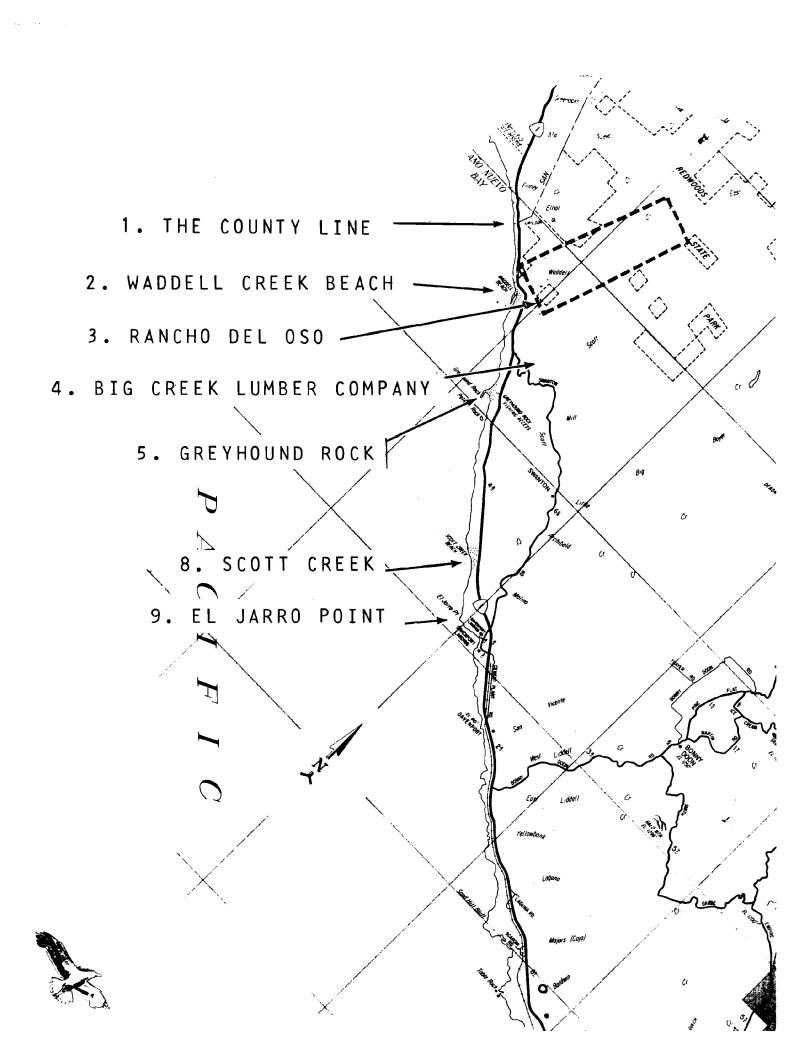
354

Manresa Beach Twin Lakes Natural Bridges Beach New Brighton Beach Seacliff-Rio Beach

21 acres 130 acres

54 acres 64 acres





1. The County Line

The County line is at the top of the hill to the north, past that is Ano Nuevo and the Seal Rookery. Just north of here at low tide, you can see a natural groin.

It is in this area that the stagecoach of yesteryear could be scheduled to pass only at low tide, when it would go out on the beach and around the cliffs to the other side.

2. Waddell Creek Beach

This beach is Waddell Creek Beach, owned by the State. There are no camping facilities, although camper trucks and tents are familiar sights here. The beach past the creek mouth is privately owned. McCrary, the owners, complain that trash and other people-litter from Waddell are blown upon their 3/4 mile frontage, that people trespass, wrecking the dunes, uprooting the grasses, and running off-road vehicles up and down the beach. There is no patrolling of this beach and the restrooms have been defaced as were the ones further down which were used for firewood. The County Parks and Recreation maintains litter control and puts in restrooms which the state pumps out. The State plans permanent restroom facilities in the future. There are fossil beds along the lower cliffs.

3. Rancho Del Oso

2.5 million dollars has been appropriated by the State to purchase this Rancho of two thousand acres. This is the watershed from Waddell Creek to Big Basin. Funds will be available in July, the purchase to be completed in January. Part will be designated wilderness and trails. When the purchase is completed, hikers will then be able to hike all the way from Big Basin to the sea.

There is a commercial fish farm located on Waddell Creek on land which has been rented from Rancho Del Oso. Their dam was badly damaged during last winter's storms.

Artificially spawned salmon and steelhead, raised in Felton, are tagged and released upstream when they are ready to move down into the ocean. Returning adult salmon and steelhead are caught and sorted, some for marking, 6% for spawning, and those that are not tagged are returned as wild fish up the creek to spawn. The fish, when released in March, remain in the ocean from 6 months to 4 or 5 years. About 15,000 fish were harvested last year. For every fish released, one pound of meat is returned. The company is leaving the county and moving to Mendicino as the State is buying the land and the local fishermen have harrassed them by claiming to have lost 25% of their fishing.



4. Big Creek Lumber Company

On the left is Big Creek Lumber Company's mill. In the spring of 1970 they stopped burning sawdust and now sell it for compost, an additive for growing mediams, especially carnations. The owners claim they break even financially on this project. A private air landing strip is on the right. Part of Big Creek's land is under the Williamson Act, (the inland part). Big Creek hires about 90 people - supporting 300 people. There are about 7 or 8 logging operators in the hills here, mostly working on 20 to 60 acre areas.

Notice the Marine Terraces. They will be seen throughout northern Santa Cruz County raising fifty feet in elevation. There is deformation and destruction of progressively older terraces.

Monterey pines occur inland here, spreading up Scott Creek and connecting with a coastal stand extending into San Mateo County. Many feel that this natural stand has international importance as a genetic reservoir or seed source.

5. Greyhound Rock

This is a county maintained park owned by the State. It is the only publicly owned land between Waddell Creek Beach and the city limits of Santa Cruz. On fair days the area is popular for hiking, fishing, and camping. There is much coastal fog, however, and the prevailing winds limit camping. (Notice that most of the older homes as we drive along are located in the arroyos and in the coastal bluffs.) There is vehicular access here for official cars and the gate is locked. However, cycles can go around this for their run to Waddell Creek Beach. There is a sheltered beach below, just south of the parking area, protected from the wind. The permanent restroom facilities were burned last year.

Most of the land to the left is timber country with selective cutting procedures for redwoods, firs and other trees and also cattle grazing.

6. Zoning

Zoning of the north coast areas has been a much debated issue in Santa Cruz County. All of the lands along this section of the north coast has been zoned by the Supervisors as non-urban, agriculture low-density land. Further up the coast, we come to that section of the North Coast that is within the sphere of influence of the city of Santa Cruz. The Supervisors zoned this section agriculture and USB 100, (unclassified building site, one unit per 100 acres -- large acreage holding zoning which would allow the area to be developed in a planned manner rather than piecemeal). They also recommended that the coastal shelf along Highway 1 be maintained substantially in its open state.



6. Zoning - (Continued)

In 1958 all of the north coast was zoned "unclassified", 6000 square foot minimum lots. The General Plan of 1961 shows this area for agriculture on the Bench Lands and commercial recreation for most of the uplands.

The first real need for more precise planning was precipitated only a few years ago when "De La Cruz Subdivision" was proposed. The County Board of Supervisors, hoping to conserve coastal resources then put a two year interim, A-10 (10 acre agricultural) zoning on the area while the County Planning Department was establishing guidelines.

The City of Santa Cruz Planners wanted these guidelines delayed until their staff and a citizen's committee finished a study of the City General Plan. (C-PAC). The city contends that since this area was within its "sphere of influence" they should be the ones governing its future development. Also being prepared at this time, were two open space studies formulating policies to conserve coastal resources. The two studies were PROS, (Parks, Recreation and Open Space) and Tri-County Coastline Study. Recently, the City, again amid controversy, adopted a North Coast Plan up to Majors Creek, a step necessary before LAFCO will consider annexation. The city passed a resolution, however, that a housing and traffic circulation plan as well as a precise plan must be accepted before any development takes place.

7. Highway 1

Highway 1 is shown by the state as appropriate to the Scenic Highway system but the County has not yet designated it so or taken the appropriate action as yet.

There are over 3380 acres of brussel sprouts in this county. This is an increase of 100 acres since 1968. About 70 to 75% are here along the north coast with the rest being around the Watsonville coastal area. The crops average at least 5 tons to the acre. The total gross value enjoyed a substantial increase this year and became a 5.2 million dollar crop. The agricultural office has told us that brussel sprouts and subdivisions will not mix well due to the noise of tractors starting up at 6:00 a.m., vandalism by children who have not been reared to understand the problems and importance of farming, and other factors as dust, spraying, and, of course, taxes. The soil here, (Class II and III) and the unique weather conditions of cool air and fog make this an excellent area for this crop. Some of the soils here have drainage problems because of hardpan and shale not too far below the topsoil. Soil fertility is moderate to good and under good management practices, the land is highly productive. Most of the farmers in this area lease the land from absentee owners.



8. Scott Creek

This is where Scott Creek joins the ocean. The wetlands to the left have much wildlife in them. Note carefully how they look — we shall see others later within the confines of the city. This too, has been identified as a prime riparian corridor. Since throughout California, the coastal wetlands have been continuously filled or drained; Woods Lagoon, Moran Lake wetland, Ellicott Pond are on the PROS high priority list for resource protection. Also on the priority list are Waddell Creek wetland, Scott Creek wetland, Baldwin, Wilder, and Sand Dollar Reserve. Down the beach is one of the few remaining locations for examining tide pools — most others have been stripped in the past ten years. The buildings on the right are remains from when fuel oil was piped ashore here for storage and utilized at the cement plant in Davenport. There has been talk that the buildings are to be razed. At one time, mushrooms were grown in this area.

9. El Jarro Point

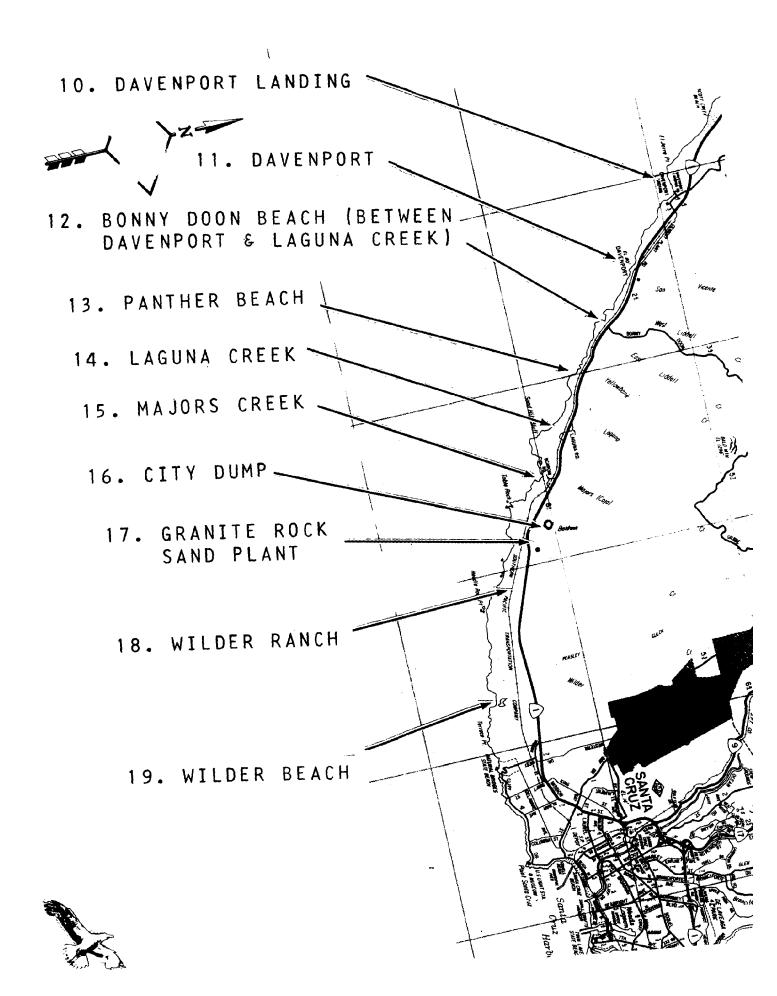
El Jarro Point to the right is one of the areas most often mentioned as the site of the proposed nuclear power plant to be built by PG&E. Other locations on the upland side of the road have also been mentioned. There are many problems and opinions are divided as to the advisability of the plant. There is an active fault zone about one mile offshore which is related to the San Andreas Fault. Questions concerning the danger of radioactive accidents, the heating of the ocean water and its relation to sea life, the routine low level radioactivity releases into the ocean, as well as the opinions of some that it would be unsightly as would the power poles and lines marching across the hills to San Jose.

Those who want the plant located here feel that it would be a safe operation, that the heating of the ocean would be minimal and of no consequence. Since the power will be needed, nuclear power is better and cleaner than fossil fuel burning. PG&E has an option of 7000 acres; 600 acres would be for the plant itself. No firm plan has been submitted for the remaining 6400 acres though it has been mentioned many times as a camping and recreation area. PG&E's option on the land has expired, however, negotiations with the owners in Switzerland continue and their plans to investigate the site will continue. Their feasibility study is completed, several heavy and informational volumes, available locally. They plan next to do a suitability study with more definitive tests and borings, however, they claim that before doing this they will need permission from the Coastal Commission. As it now stands, their plans would be to put the buildings on the second terrace level, hidden from the road, and the road would not need rerouting; the plant would not be built until 1985, if that soon.

10. Davenport Landing

Turn right opposite Swanton Road to Davenport Landing, named after the old sea captain. There are a few new houses, a few more would hide the landing. This cove has been widely used by the public for years and has a very well developed and diverse population of intertidal algae.





10. Davenport Landing - continued

However, if a power plant construction were to be initiated, a breakwater would be constructed and the landing area would most probably become a harbor and unloading facility. In the past, it was the main shipping port for the lumber companies.

Davemport is well known locally as a whaling lookout. Every winter large herds of grey whales pass this point on their southern migration to breeding grounds near Mazatlan. They often play around in the kelp beds off shore.

Captain Davenport devised a new method of capturing whales whereby he could go out from shore in a whaling boat, capture a whale, and tow it to land where the blubber could be removed and dried out in great pots instead of following the earlier method of completing the whole operation on-board while at sea.

11. Davenport

Pacific Cement and Aggregates has long dominated this town of 315 people with its cement plant and its smokestack, which in the past, belched out 15 tons of dust and particulate matter per day. Two years ago, it was compelled by the Air Pollution Control Board to close down all the old kilns and to place 5 million dollars worth of dust collectors on the other stacks. The result has been the reduction of emissions of better than 90%. They now hire 215 people where they previously hired 300 or even more, especially during the summer when they used college students. Since production is down, they can no longer do this. However, they did not fire any employees, but used normal attrition to lower the numbers. Before WW II, PCA ranked first in production and everything but the gypsum is found on their property. It was built in 1906.

Davenport was originally a company town, but many years ago the company sold the houses to the residents for a nominal fee -- a few dollars. These residents, last year, held a town barbecue to celebrate the new clean air -- a real novelty, as in the past one could not have food outside or even laundry on the line without risking layers of gray dust.

There is a beach access here (by use) across from the town. It is somewhat hazardous and many accidents occur from people climbing down the cliffs. At the south end of the beach lies an open public dump. Automobiles, appliances and domestic garbage are still being dumped onto this beach daily. There is an abundance of abalone and clams for those who enjoy this sport and know how to catch them. These shellfish extend from the county line all the way to Santa Cruz. Now that the sea otter is on the increase and the herd is expanding north to Santa Cruz, the abalone will be endangered. Also in this area are halibut, rock fish and scallops.

Davenport Rescue Squad, a volunteer group from the Davenport Fire Department, has taken it upon themselves to rescue those who get in trouble on the cliffs, whether falling, drowning, or being stranded on beaches as the tide comes in. Last year the squad performed 34 rescues; there have been many already this year, the latest on China Ladder Beach.



11. Davenport - continued

Southern Pacific Railway line: The existing coastal railway line passes within one quarter mile of almost every state beach in the county. It runs from Davenport to Watsonville through all the major urban areas. It has a consistently gradual or level grade, but is infrequently used by trains.

12. Bonny Doon Beach (Between Davenport and Laguna Creek)

Bonny Doon Beach is a lovely sheltered beach with natural bridges, high cliffs with most interesting geological formations, including fracturing, and one large "window." Wrecked automobiles are employed on the terrace above the south end of the beach for a wind break. With time, however, they have fallen off the cliff and they now clutter the beach below.

13. Panther Beach

Look carefully and see the panther in the rock formation.

Panther Beach, also known as Yellow Bank Creek Beach, has some highly scenic coastal rock formations, also yellow cliffs. Above can be seen the Sand Hill Bluff -- a sand dune above on the terrace. The beach is very steep and there have been many drownings here. The county maintains litter control on this private beach.

14. Laguna Creek

Laguna Creek marks the northern boundary of a North Coast Arroyos Park, which has been envisioned by the citizens of the county who wrote the new proposed open space plan (PROS). There would be five coastal arroyos from here south to the University of California which would be left in their natural state. It was felt that the gently rolling terrains around the arroyos could accommodate fairly intensive recreational activity. It is heavily used, as are all of the north coast beaches on warm weekends. There are garbage cans put out by the Parks and Recreation Department and the users keep the beaches quite clean. Most of the creeks that empty into these beaches no longer occupy their natural streambed because they have been rerouted through manmade tunnels under the railroad. In the past, extensive use was made of windmills along the north coast. They were used to pump the water from the creeks up to the land for irrigation. The benchland immediately south of Laguna Creek is under the Williamson Act.

The north coast is characterized by a series of relatively level plateaus (marine terraces), separated by steep slopes rising in steps from the ocean. Four distinct plateaus can be identified with the first three progressing northerly from the shoreline and being rather broad and flat. The highest plateau, however, is more rolling and becomes a transition into the mountainous area to the north.

The existing coastal railway line, Southern Pacific Railway Line, passes within one quarter mile of almost every state beach in the county. It runs from Davenport to Watsonville through all of the major urban areas. It has a consistently gradual or level grade and is infrequently used by trains.



15. Majors Creek

A right turn on the old coast highway takes us through the settlement of Majors Some of the Majors family still live here. This whole area contains many important archaeological sites. Indians lived here over a thousand years ago and miraculously, many of the areas are still in good shape. Indian village sites, burial grounds and bedrock mortars are still to be found here. It has been discovered that the Indians lived from 700 to 2,000 years ago in these areas. Currently, there is much work being done to list and locate all of the archaeological sites. About forty sites have been located in the past two years, bringing the known total to 85. There are, however, probably 200 to 240 sites altogether in the county.

Many sites have been completely destroyed in the past, when little or no importance was put on their retention. The sites that are now located are not generally known to the public as scientists are afraid that souvenir seekers satisfying their own interests would ruin them. There are attempts to put these areas in historical districts, although so far little real progress has been made.

Majors Creek marks the edge of the city of Santa Cruz's sphere of influence and the beginning of the controversial De La Cruz subdivision proposal. Proposed annexation of the area between here and the Santa Cruz city limits would double the geographic size of Santa Cruz. A right turn at the red, white and blue mailbox takes you to Majors Beach (a nudie beach -- watch out for low flying helicopters). The canyon is in the uplands area. Where the houses are down on the left is Baldwin Creek, the north boundary of the area currently applying for annexation to the city.

16. Four-Mile Beach

Four-Mile Beach is where you see all of the cars parked off the road on the right. It is a popular swimming and surfing area. As on all of these beaches, one must cross privately owned land to get there. The owners have not barricaded the entrances and the county does some litter control.

16. City Dump

The City Cump is up the road to the left. They no longer burn, but rather fill in a large arroyo with a \$44,000 compactor. The 100 acre site owned by the city should last for another 10 - 15 years, 5 years longer than that (hopefully) with the new compactor. Of the 300,000 cubic yards dumped there each year, more than 100,000 are brought in by private car by city residents for no fee. About one truckload daily of sludge from the sewage treatment plant is brought here to percolate in a large pond; there is not enough of it to make commercial by-products, and health standards are too high to sell it to farmers.

17. Granite Rock Sand Plant

On the inland side is a sand extraction plant. They have a forty year lease from the Wilder family to mine the sand. A golf course is planned to cover the site after the hills are removed. The screening of the plants was a condition of their original use permit from the county. The little hill above still has wild goats occasionally. On the seaward side is the settling pond, which is filling with clay faster than anticipated due to an excess of clay in the sand.



17. Granite Rock Sand Plant - continued

The lease of this property from the Wilder family was an attempt by the ranch owners to try to pay for the increasing taxes due to increased assessed valuation. The county assessor now states that the fact that there hasn't been a sale on the north coast since 1970 indicates there is not much interest here. "Basically," he said, "we'll be treating land there as agricultural land and adjust property values to that level. Our opinion is that property there has lost most of its value for future speculative purposes." He said about \$90 million of property market value is now under some kind of restriction (sewer connection bans, down zoning, interim zoning, environmental impact and Proposition 20).

18. Wilder Ranch

The historic buildings to our left are the old homestead of the Wilder family, now headquarters for Wilder Ranch and Beaches, a combination mainly of the large landholders, Moroto Investment Company, Ltd., of Toronto; the Hollywood Turf Club; and a local firm. These owners are proposing to develop these 3,900 acres in a "planned community" of some 10,000 dwelling units in 8 separate villages, a centrally located town center and commercial and industrial enterprises. The area is referred to locally simply as the "Wilder Ranch" because most of the land to be developed once belonged to the Wilder family, established here since the 1860's.

The history of the ranch itself goes even farther back to the days of the Spanish land grants when it was first called Rancho Refugio and consisted originally of 12,000 acres owned by Joaquin Castro. An interesting small adobe remains as part of the ranch outbuildings, and was originally the home of Castro's youngest daughter, her husband and their 11 children.

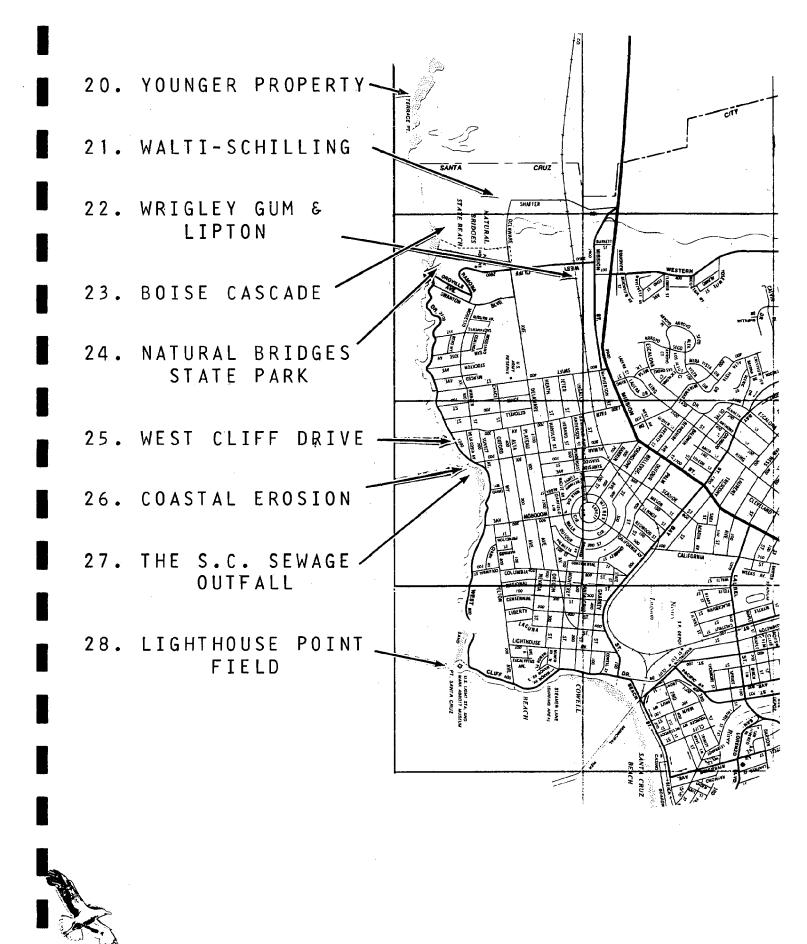
In its heyday, the Wilder Ranch was renown through the northern California area as one of the finest dairy ranches around. In the 1930's the dairy business was abandoned and the ranch switched over to beef cattle and horse raising. Later, about 500 acres were leased to farmers growing artichokes and brussel sprouts. Much of the coastal benchland is still used to cultivate brussel sprouts.

The Wilder Ranch proposal calls for most of the living units to be developed in the uplands area (six of the eight villages will be located there), with two villages, the town center, 70 acres Junior and Senior high school site, commercial and industrial development to be located on the benchlands along Highway 1. The Wilder people stress brussel sprouts do not pay their way, as taxes are so high (even with the reduction) and they have much money invested in the land. Mr. Fultz, the local manager of the property, told us that if they could not develop the land as they wishes, they would be forced to split it into little lots and sell for separate developments.

There has been much controversy over the entire question of development on the north coast, most of which currently focuses on this property, especially the benchlands.

There are interesting and archaeologically important caves on the property in the uplands side, and tide pools where Baldwin Creek meets the ocean.





18. Wilder Ranch - continued

Property owners in these areas often barricade the access to the beaches, as people come down through farm roads running over irrigation pipes, causing much damage, dust, and picking crops and breaking plants.

19. Wilder Beach

The Wilder Beach is owned by Nolte and is not included in the large proposal.

20. Younger Property

The Younger family recently donated 50 acres of coastal land, including intertial areas to the University of California.

21. Walti-Schilling

The slaughter house at the city limits (a meat packing plant) was recently forced to hook up to the city sewer system. It was expensive (\$25,000) for them and the City to extend the line. However, the ocean, bay and tide pools are much cleaner.

22. Wrigley Gum and Lipton

Wrigley's and Lipton are two of our major industries here. On the right is the tuberous begonia grown years for Antonelli's Begonias; no retail sales here.

23. Boise Cascade

On the right is a 6 acre wetland, used locally for fishing, etc. The left is the Boise Cascade Mobile Home unit, entrances barricaded. Between the creek and the park is the area of a proposed apartment building.

24. Natural Bridges State Park

Natural Bridges State Park, a popular picnicking and tide pooling place. The area also has a large group of eucylptus trees, to which thousands of Monarch butterflies migrate during spring and fall. They were getting rather bare due to large groups of people and school children coming in with their buckets to fill. However, public awareness and new laws have helped greatly, and they are gradually refilling.

This lookout point, after several arguments with the city, can now be visited free of charge. Note the natural bridges to your left; once there was one more - the lovely, if windy beach below, and Boise Cascade's addition to the view.

The existence of the mobile home park has angered many who felt this land should not have been used for this purpose. The trailer park, in addition, has blocked the coastal trail which formerly could be taken from Santa Cruz to Davenport along the edge of the terrace. The placement of the trailers and their sundecks has permanently eliminated the trail in this area.



24. Natural Bridges State Park - continued

Such decisions by City government certainly influenced the vote in Santa Cruz on Proposition 20, which was 61% for it.

25. West Cliff Drive

This drive is zoned OFR (Ocean Front Recreation) on the beach side. This is the side of the Gion property which was involved in the State Supreme Court decision that if a person lets the public use his property for access to the beach, it may not later be denied.

Building on the coastal side has been banned -- it was difficult to do, but was done several years ago. This zoning restriction extends to Bay Drive -- you will see what is going up on the other side of Bay Drive.

In 1892 there was a trolley line going along the coast and back to San Lorenzo River, running every five minutes during the season, a popular Sunday outing. There was, at one time, a coral formation off shore here.

26. Coastal Erosion

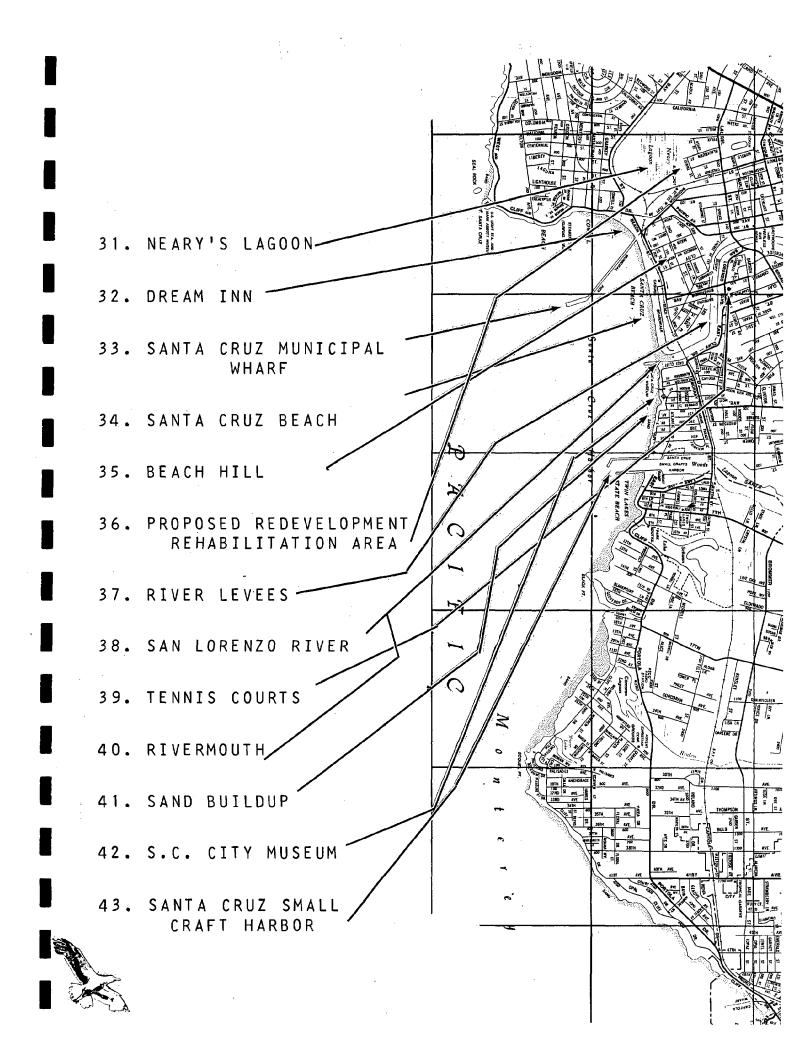
Coastal erosion has been about one foot a year in San Mateo and Santa Cruz coastlines over the past 100 years. Erosion is determined by lithology structure (the jointing and fracturing), road and parking at the cliff edge, homes at the cliff edge that water their lawns and plant trees, wind, dam construction, sand blocks and density of the rocks (an ocean storm wave can put one ton of pressure per square foot on the rocks). There are many cliff beach caves in this area, many of which over the years became tunnels. On West Cliff Drive, the city has filled over 25 of these, some of which have undermined the road, extending as far inland as 150 feet. Now Woodrow Avenue -- look for the blowhole drilled many years ago to measure the wave action. The city is currently working on filling the mouth of a tunnel immediately south of the lighthouse.

27. Santa Cruz Sewage Outfall

The Santa Cruz sewage outfall is located opposite Almar Avenue. It discharges 8 million gallons per day of primary treated sewage with 90% of solids removed, chlorine and other chemicals added, from the outfall 2,000 feet offshore. On clear days one can determine from here the exact location of the other end. On "It" Beach, just north of the lighthouse, there are interesting intertidal areas, many caves, natural bridges, and a constantly changing sand beach.

28. Lighthouse Point Field

This 36 acre open area is one of the more controversial areas in Santa Cruz. The Joint Powers Authority have received a 1.64 million dollar grant from the Economic Development Administration to pay half the cost of constructing a convention center on the field. Also, with the convention center, would be built by private funds a 300 - 400, 4 - 5 (possibly 7) story hotel, a shopping center, restaurants and a depressed parking area. There will be a 100 foot



28. Lighthouse Point Field - continued

setback from the cliffs of all structures, with a tunnel under West Cliff Drive to the beach. The latest report stated that 17% of the site is to be covered by buildings. At the present time the city owns the 4.6 acre plot on which the convention center is to be built. Most of the rest of the land to be built on (28 acres) was owned by Teachers Management and Investment until a Hilton Hotel chain bought it and announced plans to build a hotel in conjunction with the convention center. There is a "reference kit" in the library for those interested, which includes all documents from 1968 relating to this development.

29. Lighthouse Point

There has been a lighthouse here since 1867. The structure there now is a memorial to the son of Chuck and Esther Abbott, who was killed in a surfing accident in the area. For years there was an arched rock jutting out from the bluffs; erosion brought it down.

30. Water Supply

The water supply for the city of Santa Cruz comes from both ground water and surface water sources. Those include the north coast streams, San Lorenzo River and Loch Lomond which provides 89.8% of the total water supply. The major users are UCSC, food processors and the tannery.

31. Neary's Lagoon

Neary's Lagoon is to our left when traveling toward the bay, location of the Thrust IV development. The developers plan to create a series of connected ponds which will re-attract to the area the thousands of water fowl that used to be in the Santa Cruz air in the days of old. In addition, the company will grade in a fill in the sewer plant area so that a park with a wildlife refuge can be combined with a recreation center. There are, upon occasion, odors emitting from the sewer plant.

The sewer plant is close to capacity, although it will probably be all right for one or two more years.

At the end of Bay Street, on the left is the old Sister's Hospital, now the site for the proposed "Palace of the Pacific", two 22 story buildings.

32. Dream Inn

This 11 story building is built in the excavated cliff. The community has been much distressed about this building, which gained its permit when no height limitations were in the ordinance. The city is currently working on such an ordinance. The city recently, reluctantly, approved an addition to the dining area over the parking lot and a 285 space parking lot diagonally across the street. The Council was told they could not deny the permit on grounds of safety.



32. Dream Inn - continued

The landscape of Santa Cruz has changed much over the years. Many lagoons have been filled here in town. For example, for the Center Street extension. At one time the water was 8 feet deep, Cliff Street to San Lorenzo, Laurel to 3rd, and there was even a waterfall in town on the San Lorenzo, north of the Water Street bridge.

33. Santa Cruz Municipal Wharf

This is a working wharf which employs many people. There is a state park at the end, with fishing wells, tackle shops, etc. A new parking area, jutting into the bay to the south, also provides extra rail space for fishermen. Under and around the pilings at the end are reefs built by the SC Angling and Hunting Club and the SC Aquatechs. There are old tires filled with cement and lashed together. These provide badly needed dwelling places on the barren bay floor for a great variety of fish.

In the past, great amounts of good mussels could be gathered off the pilings. However, they were removed by the city, fearing they were dangerous to the structure. Several years ago the wharf businesses were connected to the city sewer system. Quite an improvement! There are hourly bay tours leaving the wharf, and early morning deep sea fishing trips daily.

34. Santa Cruz Beach

The Seaside Company, a private stock corporation, owns the beach; the city has a perpetual recreational easement for the public use. The company is constantly renovating and enlarging the facilities. Theirs is the last remaining roller coaster on the west coast.

The city recognizes there are some disadvantages in continuing to focus on attracting day visitors. Some people feel that facilities that are presently located on the municipal beach area, but which could survive economically away from this area, should be relocated. Property taxes paid by the Seaside Company run around \$223,298, while consuming more than \$250,000 during a normal year in police protection. They also contributed significant amounts of sales tax revenue on their concessions.

35. Beach Hill

On Beach Hill are the remains of a large, ruined archaeological site. Looking under the rosebushes and on the cuts in the cliffs, one can find an occasional sign of the Indian culture. Other sites completely destroyed are in Soquel, Aptos and Pajaro Dunes.

36. Proposed Redevelopment - Rehabilitation Area

The City Council and Planning Commission recently adopted the boundaries for a proposed Revitalization and Redevelopment project, involving the beach area, lower downtown and including to Bay Street. The project, if adopted, would finance their original bonds on taxes on structures not now on the tax roll; specifically, Thrust IV, Dream Inn and the new Seaside Company structure. These tax increment bonds would be paid off by the increase of taxes returning to the city due to the revitalization. Notice the small motels in this area. There are about 1,550 people and 900 dwelling units in the area; over two-thirds are substandard.

37. River Levees

It has been proposed that the river levees would make fine bike and foot trails. If underpasses were constructed under the bridges, one could travel quite a way apart from the traffic.

38. San Lorenzo River

Heavy winter storms imperiled the historic wooden walkway that overhangs the south side of the San Lorenzo River. The river swirled in and undercut the support structure at the only stretch of the waterway that the Army Corps of Engineers did not place rip-rap. The City is planning to repair it.

The walkway probably dates back to before the turn of the century, and may have been constructed to make it easier for people to see the water carnivals which were held in the Gay 90's along the river.

There are 79 stream miles of silver salmon and 239 miles of steelhead habitat in this drainage, half of which is available for fishermen. Yield is estimated at 400 salmon and 4,000 to 9,000 steelhead per year. The river comes down from Felton somewhat polluted by fecal waste.

On the right are pumps that pump storm water into the river. When the tide is high, it must be pumped in several areas.

39. Tennis Courts

Tennis courts have been planned in this area by the city; also a children's play area and picnic grounds.

40. Rivermouth

The rivermouth is a popular swimming place for the younger children. It has been closed in past years by the Health Department.

The flat parking area is where the old time trolley stopped and the children and residents enjoyed swimming around the turn of the century.

The Tedrowe property is on the right; proposed 14 units of apartments and condominiums.

The State owns San Lorenzo Point, a fine place to watch the 4th of July celebrations below.

41. Sand Buildup

The sand buildup is noticeable below due to the interruption of lateral sand drift by the yacht harbor jetty. Before the jetty was built, the road was being washed away in places; now note the wide sand beach. The State Parks Department say they have gained 18 acres of beach. There are 200,000 yards per year of sand movement laterally down the coast. Past the harbor one can see some of the area which has lost sand. The retaining wall ahead is not very old, but has lost almost 2 feet of cliff behind it due to natural and watering runoff.



42. Santa Cruz City Museum

The City Museum has many Indian relics, Santa Cruz history and an interesting array of wildlife displays (some alive). It is planned to add on to the rear, so larger live animals can be kept there.

43. Santa Cruz Small Craft Harbor

The harbor now has 360 berths at the lower end, 800 all-together. The slips rent for \$1.50 a foot; all but 150 or 200 are full now, and these are for the larger boats (35 to 40 feet). There are about 66 commercial boats harbored here. The tidal action is very good for keeping the water clean, however, an unexpected sand accumulation in the mouth occurs every winter. Last year it cost over \$100,000 to clean the harbor channel to a 20 foot depth and 100 foot width, and it keeps the harbor closed for two months every winter except at high tide.

The lower harbor, built in 1964, belongs to the Twin Lakes State Park. Plans are for the Port District to purchase it over a number of years.

The State Department of Parks and Recreation was to have created a freshwater lagoon at Sunset Beach State Park as partial mitigation for the loss of the Woods Lagoon natural wildlife habitat. It was requested that a study be made to determine the total loss of the habitat. As far as we know, this was not done. I have been told that they may use part of the Elkhorn Slough instead of Sunset.

The Port District is under an obligation to build a park (about 1-1/2 acres) in the upper harbor area when the roadway extension is completed. Also, a fuel pier reconstruction project of about \$180,000 is soon to be started. It will lessen the possibilities of fuel spillage by having the five hoses in cement rather than floating loose in the water.

The road connecting the lower and upper harbor does not join under the bridge due to the geographical problems. Only boats with low masts can use the upper harbor due to the bridge.

This area around the harbor in the district has recently been zoned PD from RL. The meters belong to the district - they collect the fees, but do not have enforcing powers to issue tickets.

The City plans to build a 5 acre neighborhood park above the upper harbor.

Notice the loss of sand on the beach. Property owners have stated that there was a 67 foot depth to the beach before the jetty was built.

44. Twin Lakes State Beach

The beach to the right of the road is part of the 1-1/2 miles of beach in this area owned by the State. The County owns about 150 feet here and about 1/2 mile is privately owned.

45. Schwan Lake

Donated to the State by the Baldwin family, Schwan Lake is a wildlife preserve, made so after a citizen's group protested its proposed elimination by a developer. The lagoon does not flush now, and the water seems quite brackish this



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45. Schwan Lake

year. The passage has been blocked by sand built up on the beach and the water (mainly runoff water) is held in by a dam erected by the Department of Parks and Recreation.

There are 26 acres here, a resting place for waterfowl. Originally, there was a trolley along here; the pilings can be seen at low tide.

46. County Stairs

The County Parks and Recreation Department has put stairs in at the end of 12th Avenue, making the beach accessible to the public. The rest of the roads leading down to the beach say "No Trespassing, No Beach Access." There are paths, however, and for the fearless and initiated, a lovely, quiet beach, very private.

47. Corcoran Lagoon

Corcoran Lagoon is on the left with the local radio station transmitter in the lagoon. Local residents have complained that sewage spills into it during the winter. This has been denied by the County, however, they finally admitted to one case of overflow.

The beach development has been most controversial. Presently, public access has been granted for 10 feet wide for 20 years. The County hopes to get it permanent.

The apartments, recently burned by arsonists for the fifth or sixth time, will be rebuilt. The area used by the public for beach parking, as well as a large stand of eucylyptus trees was eliminated for this structure. The developers also channelized the waterway and added the rip-rap.

There has been discussion about Mr. Hooper building apartments on the other side; no application has come in as yet.

48. Moran Lake

Note the new buildings on the right. This is a County owned beach.

Much of the lagoon has already been filled in, although there is still quite a bit of wildlife, mainly ducks, on this two acre wetland. The land around this lagoon is privately owned. A permit for 80 condominiums on pilings was denied by the County last year.

49. Pleasure Point

This is an area of lovely beach front homes. There are stairs to the beach between a few of the houses if you know where to find them. The owners are putting in rip-rap in front of their homes to protect their land. They, too, have felt the loss of sand since the completion of the yacht harbor. Long term erosion rates are on the order of a foot or two per year on the average.

There is a lovely rock immediately north of here where the sea lions love to play and sun -- good fishing from the rocks adjacent.



50. The East Cliff Outfall

The East Cliff outfall discharges approximately 3 million gallons per day of primary treated sewage about 200 feet offshore, through a pipe exposed completely at low tide. This sewer was built in 1952. There is a moratorium now on new hookups to this sewer.

Both this sewer and the Aptos sewer have a sewer connection ban until a completion of a project to consolidate the East Cliff-Capitola Sanitation District treatment plant with the City of Santa Cruz, which is at least 1-1/2 years away. Connecting the Aptos treatment plant to such a set up is even further off. The idea of the consolidation project is to eliminate sewage discharge lines from treatment plants into Monterey Bay. Rather, the effulent is envisioned to be pumped into an enlarged city treatment plant, from which it would be discharged into the ocean. The Federal Government is expected to put up 55% of the total project cost; the State 25%; and the Sanitation Districts the rest.

51. Opal Cliffs

Skin diving, surfing, tidepooling and clamming are popular in this area. Unfortunately, while local surfers know the area of the outfall, those youths from San Jose do not always. It has been said that some San Jose youths have claimed to have developed hepatitis after surfing here.

Restrooms, parking lot and now a picnic table have been built for the surfers by the County Parks and Recreation.

This April the skull of a whale with a "tentative date" of 6 million years was found along this beach embedded in the cliffside rock. It is believed to be a cetothere whale of the pliocine epoch, and is most rare. Ten to 15 whale skulls have come off the California coast.

Note the lovely Norfolk Island Pine, a cousin of the Monkey Puzzle Tree. It is 26 years old and 50 feet high.

This is the area of Salameda's Apartments, now being sued by the Capitola Survival Committee. There is concern about the dumping of 500 tons of large boulders on the beach to prevent the erosion of the cliff.

52. Capitola

We will cross Soquel Creek to enter this little town, now designated by the State as a historical landmark. The creek is usually dammed every year to make a freshwater swimming area. In past summers it has not been done as it was contaminated by pollution. They feel they have found the source of contamination (an old broken sewer line), and there is now a 35 foot setback on buildings along the creek.

Soquel and Aptos streams are important for silver salmon; they are sometimes stocked. On the right is the Capitola Wharf, where ling cod, blue rock fish and kelp bass are caught. Here (also from here to Seacliff) halibut may be found from May to June.



52. Capitola - continued

Note the beach - this state beach is open all year - no fee. Swimming and surf fishing are popular; little neck clams may be found here. Note the groin and the sand pattern. The groin was built, then sand hauled in to fill the beach.

The rock structure (jointing patterns) has led to considerable cliff erosion here. The runoff and watering due to development have probably accelerated the erosion as well. The loss at the top of the cliff and the small apartment to the east are still being bought and sold, even though the lots may be nonexistent in the near future. The city is studying ways to stop the erosion - it will be very expensive and an assessment district will only include 8 property owners.

This is the first public beach since Twin Lakes. It continues past the hanging house for about 5 or 6 more blocks. Below the apartments is a most interesting area of fossils; also evidence of landslides and springs. Well worth a little walk if you have time.

53. Park Avenue

1972 was the year of the condominium. Four buildings totaling 157 units were started. More than 1,200 apartments and condominiums were started or completed in the mid-county area during the past year, half of them in the city of Capitola.

54. New Brighton State Beach

Open daily - there is a fee; campsites and picnic areas, swimming and surfing areas. It is overcrowded weekends and summers. There are fossil beds all along the cliffs in the New Brighton-Seacliff area. The parking area is to be expanded.

The land along here is zoned commercial, but not to the bay. Sesnon property, across from Cabrillo, is now owned by UC.

Right on Mar Vista, left to Seacliff.

55. Seacliff State Park

This is the entrance to Seacliff State Park, where there are a number of campsites and picnic areas on the beach and to the left of the park entrance. There is an entrance fee; parking is here on the cliff to accommodate visitors to the beach below.

This beach is two or more miles long. There are roads extending past the park on both ends with private homes; their only access to the beach is through this park, or possibly some day through the undeveloped portion of Sesnon properties. The cement ship, SS Palo Alto, was built during World War I and now is used as a popular fishing and crabbing pier.



56. Aptos Creek

We drive inland briefly around Aptos Creek, a proposed park. Organized youth groups have cleaned it up sometimes. Turn right on Moosehead (past the little bridge - see the creek). There is a 4 acre wetland here; the creek is important as a rainbow trout resource.

57. Rio Del Mar Beach

Part of the Seacliff State Park, it is very busy during the summer. The parking is inadequate; at one time it was proposed that the sand be covered with asphalt for parking. There are private homes along the beach and residents have placed "bumps" along the road to slow the traffic.

The State now plans to spend more than 1 million dollars for construction and improvements. Plans call for the County to give title to Beach Drive and the Esplanade to the State, who will in turn build comfort stations, an information center, a pedestrian plaza, dressing room and a bridge across Aptos Creek to connect the Rio Del Mar and Seacliff beaches (pedestrian - with a "people mover" going from the parking lots up and down the beach during crowded seasons).

There would be an entry fee for weekend and summer (there will be an overflow parking for 500 cars and travel trailers.) On planning beach useage, the County tells me the rule of thumb is 100 square feet is needed per person.

This area is currently causing problems for law enforcement, as <u>much</u> drug traffic goes on here. The Sheriff's Department stated they will be happy when these plans go through.

Right on Sumner Drive, just past the bridge, and on to Seascape.

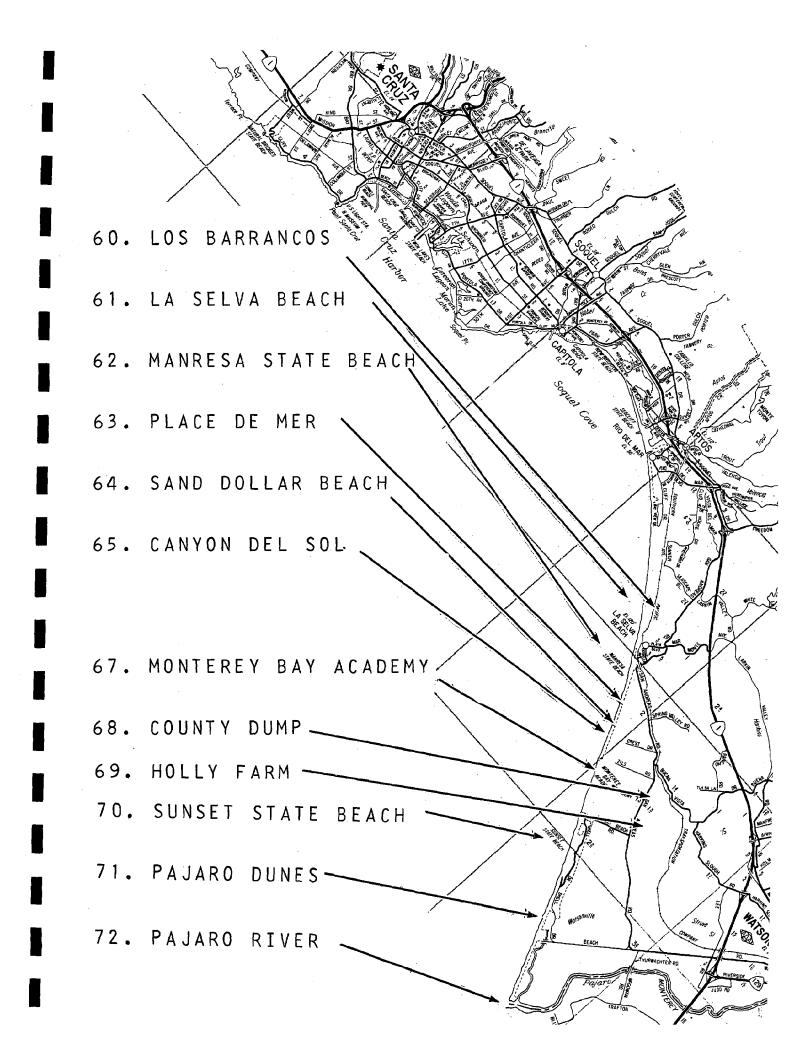
Rio Del Mar Country Club Subdivision (across the golf course to the left, near St. Andrew Drive) has recently had an extension granted for a tentative map.

58. Seascape

This is a relatively new, nationally advertised development of 700 acres, formerly in strawberries and grazing. The eventual plan is for housing 10,000 people. Note the gates—these are private roads and the former cliffs that were bulldozed to make building pads. These sites are very expensive and there has been much criticism of their grading. All the way to the right of Via Gaviota, the 2,000 foot Aptos outfall discharging .7 million gallons a day, now has a recently renewed hookup ban.

In 1963, the first plans were submitted and the Board of Supervisors granted a high density (20 - 40 per acre) to the mean high tide line. It was on this basis that the firm assured its New York financing. It has recently been down-zoned by the Board, 2 to the acre in this area (UBS-50 on the cliffs and beach, R1-6000 above the 100 foot contour line), and Aptos Seascape is suing the County for \$35 million, alleging damages have occurred due to down-zoning and recognition of "density credits." They claim they plan no more bulldozing





58. Seascape - continued

of the cliffs. The sewer connection moratorium has slowed development, but they have been putting two lots together to make the 15,000 sq. ft. necessary for septic tanks. They have put in sewer lines and will connect after the hookup ban. They plan to open a new subdivision of 124 single family lots next year. Current work is on its Swim and Racquet Club and Tennis Stadium with permanent seating for 1,100. About 1/3 of the property is developed or sold at this time. The manager estimates it will take another four to five years to complete. The Aptos General Plan shows public beach access every 1/2 mile and Seascape is adhering to this.

Right to Via Palo Alto.

59. Hidden Beach

Hidden Beach is just past the sewer and accessible from East Cliff Drive. It is private, maintained by the County Parks and Recreation Department for litter control.

60. Los Barrancos

Another development on our right. It is 40 acres, with 48 lovely sites, pool, tennis courts, bridle paths and private access to the beach which is barricaded. Plans are in the mill for an additional development on the beach. Will not be visible from the road; we will be able to see the site from Manresa State Beach.

61. La Selva Beach

La Selva Beach is an older community. It has a town clubhouse and a private beach, the entrance of which is fenced, gated and locked. Nevertheless, the local residents have complained bitterly of cars, jeeps and other vehicles zinging up and down the beach. There is a long beach past here (private), accessible by walking down the beach.

62. Manresa State Beach

This is the only large public access with parking for this undeveloped mile and a half long beach. It is popular surfing area and is crowded on weekends throughout the year. There is clamming and fishing here, also.

I have been told that a Los Gatos developer will be applying soon for permission to build 200 units between Place de Mer and Manresa Beach.

63. Place de Mer

This first road on the right is Place de Mer. We recently requested from you a permit to build an additional 36 units. Their original vacation subdivision has had severe erosion problems; little effort has been made to clean up the debris of old tires and 4×4 's stuck in the sand; an unsuccessful attempt has been made to stem the falling cliff.

64. Sand Dollar Beach

Some 20 homes have been built in Sand Dollar during the past year. Last of the



64. Sand Dollar Beach - continued

89 lots in the subdivision was sold a year ago, also the last of the 19 town-houses. Of the 20 houses built, only 7 are permanent residences; the remainder are summer homes. They now hire their own guards, as the uninhabited homes are a prime target for burglaries and very difficult for the Sheriff to control. They have their own secondary treatment plant for sewage; the effluent is discharged subsurface to the land. At one time they tried to bulldoze land onto the State beach on which they front. The Parks Department objected and they complied and are now very careful.

65. Canyon Del Sol

By Hawaiian Enterprises, at the south end of Southern Pacific single track right-of-way follows the coast to Rio Del Mar and Aptos. Beside it is the impassable Old San Andreas Road, a possible hiking and biking trail.

The Santa Cruz Long Toes Salamander

On the State and Federal rare and endangered species lists. The last two known habitats in the world, Valencia Lagoon and Ellicott Pond, are located here. Special conditions of moisture, vegetation and topography are required for their survival. They spend most of their time on land, generally in dark oak woods or willow thickets. During the summer they may go underground and into rotting logs. Around January they move from the surrounding tree covered hills down to the watery area to breed. They must have standing water for a period of four months. Two other threatened species, the rare Tiger Salamander and the Red Legged Frot, also occur at Ellicott Pond.

The County has approved \$1,169 to purchase land for the salamander at Highway #1 and Bonita Drive. It was reported recently that the State has encumbered funds to purchase the other two habitats of the salamander at Rob Roy Junction and Ellicott Station.

Buena Vista zoning was recently approved. It places much property in large acreage and uses the county's new waterfront district zone. The waterfront district zoning is for lands subject to continuous erosion by wind and wave, such as the cliffs and beaches adjacent to the shoreline, bays, estuaries, etc. This is similar to the ordinance OFR the City of Santa Cruz wrote several years ago....

The PROS plan feels this gently rolling coastal land south of La Selva Beach is suited to horticultural crops. Fertile Sand Dollar Beach Drive is the newest large proposal in the area. The plans call for 260 units on 40 acres, condominiums selling for \$30,000 to \$40,000. The developers say they will be invisible from the beach and from San Andreas Road. They do not plan to tie into the sewer, as required by law, but have been given permission by the County to use the septic system built by Sand Dollar Beach. Each unit will be assessed \$500 to be put aside for future sewer hookup. In the meantime, County officials say the additional effulent will help in making the Sand Dollar system work, as there is not enough going through the present system for it to function properly and keep the yeast alive, due to the lack of year-round residents.



The Santa Cruz Long Toes Salamander - continued

Fire protection has been a problem, as this area is not in any fire district. The Division of Forestry answers calls if it can, but since the nearest trucks are in Corralitos, this creates some problems. Canyon Del Sol plans to buy a truck and build a fire house for Monterey Bay Academy (the men and boys there get training sessions every two months from the Division of Forestry), and in return the Academy will service the Canyon Del Sol.

66. Strawberries

There are 740 acres of strawberries in the county - up 40 acres since 1968 - yielding 21.76 tons to the acre, a \$7.2 million crop. Most of the strawberries are grown in this area and inland in Watsonville.

67. Monterey Bay Academy

Monterey Bay Academy belongs to the Seventh Day Adventists. Several years ago the Federal Government owned the land and asked the County to take it after the war. They also asked Watsonville, but no one wanted it. It was sold to the church for one or five dollars. The part that is not used for the school recently went under agricultural preserve. They are putting in a private air strip and will grant public access to the beach by Zils Road. There is an open space easement 208 feet inland on the bluff and beach.

68. County Dump

Up Buena Vista Road, as is the Sheriff's Farm and the Buena Vista migrant worker housing.

The well-drained Elkhorn sand loam, in combination with high light and a mild climate, make this an ideal area for glasshouse crops. Trees and shrub nurseries have increased output by about 40% since 1969. Much of this increase comes from nurseries on class II and III soils.

69. Holly Farm

The large area ahead of us on both sides of the road is owned by Mr. DuPont; the area is undeveloped as yet. It does have a large holly farm that can be seen to the left of the road if you continue on instead of turning into Sunset.

70. Sunset State Beach

The largest State beach in this area and can be very crowded. The through road we will take is ordinarily closed at the other end due to the difficulty of patrolling. Camping and picnicking facilities are provided and there is a fee for entrance. There is a private development within the park, up on the sandy bluff, with many homes and many new ones being built. The area is a 10A subdivision started in 1929. There is fishing, swimming and clamming here.



71. Pajaro Dunes

A private development of 50 acres. There were originally 9 condominiums planned for this area, each one 3; units on the sand dunes (324 all together). Four are completed; the rest will come to the Coastal Commission for permits. Another proposal is expected to develop the bluff above (300 - 400 units). The area is zoned A40.

Pajaro Dunes fronts on one mile of the State Beach. The public has access to it from Palm Beach, the traditional beach for Watsonville, between the two projects. Palm Beach, at the turn of the century, was known as Pajaro Landing. There was a wharf here and "Camp Godall", with bath houses for swimmers. PD has offered to trade a portion of their land to the north for this so they can have continuous development, but so far permission from the State has not been granted. It is cleaned by traffic offenders supervised by Cabrillo College police (thanks to a local judge).

Inside the gates are 143 building sites, 100 of which are built upon. These homes in all but two or three cases are weekend and vacation homes. They are available to rent from \$150 a weekend and up. Many are owned by corporations who use them for meetings, seminars, etc. There are 4 tennis courts, a recreation hall, small boats on the slough available to guests and residents. The condominiums at the end are built on sand dredged up. Across the river is Monterey County. A group has been trying for several years to build a yacht harbor here ---- so far, no success.

They had an unfortunate fire in the past, to which Corralitos responded. Now they have their own truck, currently buying a new one with 6 wheel drive to go through the sand. They had to hire 24 hour fireman coverage at \$60,000 a year, as there are not enough year round residents to have a volunteer fire department.

They use the Watsonville sewer plant, which they helped to upgrade with a one million dollar sewer bond. The outfall is at the far end of the development, discharging 6 million gallons per day. There has been some salt water intrusion in this area.

72. Pajaro River

Has 163 stream miles of steelhead habitat in the drainage (almost all available to fishermen), yielding about 2,000 fish per year.

The area of Riverside and Highway is a pocket in this area that has been designated for commercial uses. The rest of the area has been reserved for agriculture.

73. Pajaro Valley

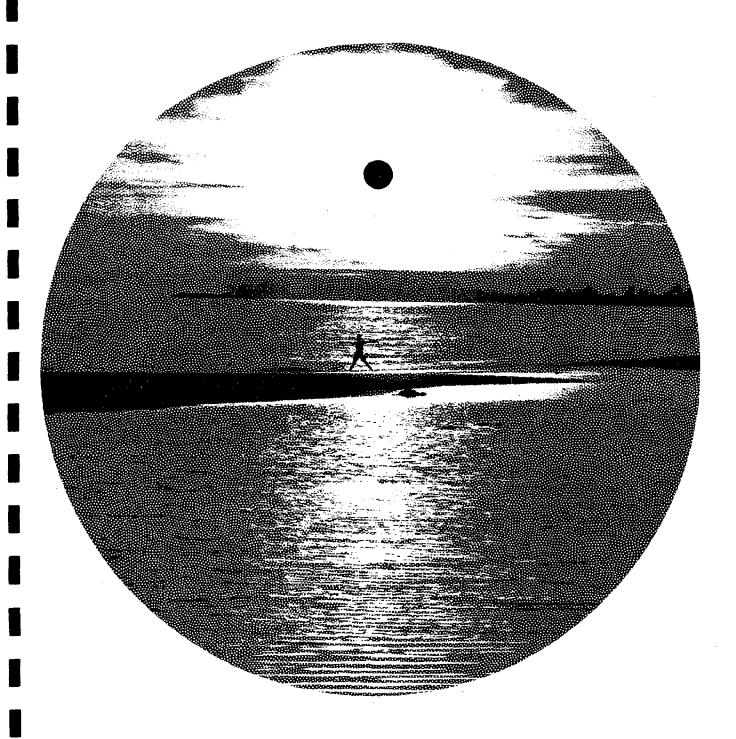
One of the most fertile agricultural areas in the nation. The climate is temperate. Although it is near the San Andreas Fault, it suffered little damage during the 1906 earthquake. The Pajaro River overflows occasionally; the



73. Pajaro Valley - continued

last severe flood was during the 1950's. A year ago there was a raw sewage spill and millions of gallons of untreated sewage went into the river because a pump failed. All the fish in the part of the river died and bad effects were noted in the bay.

In the 1972 Annual Report of the Monterey-Santa Cruz County Air Pollution Control District, it demonstrated that in our county 90.1% of our pollutants come from transportation (cars), 9.9% come from stationary causes (agriculture, lumbering, incineration, etc).



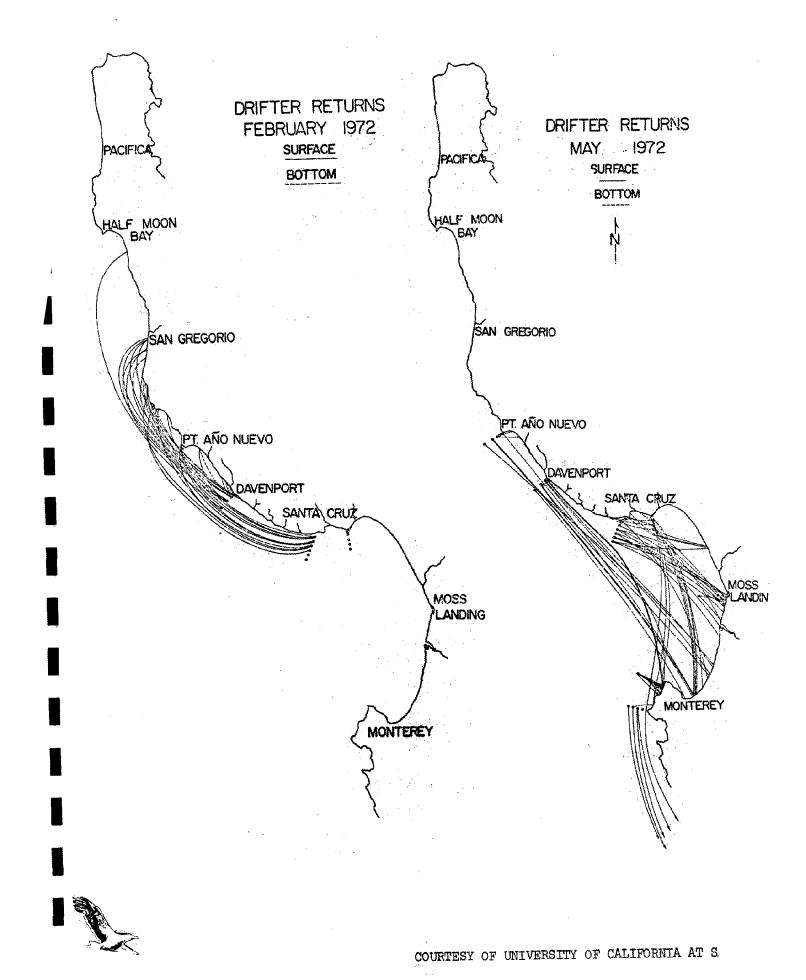
We are indeed grateful to the many people who gave their time and information to us on the many aspects of our Santa Cruz Coastline. Some of them we wish to thank especially:

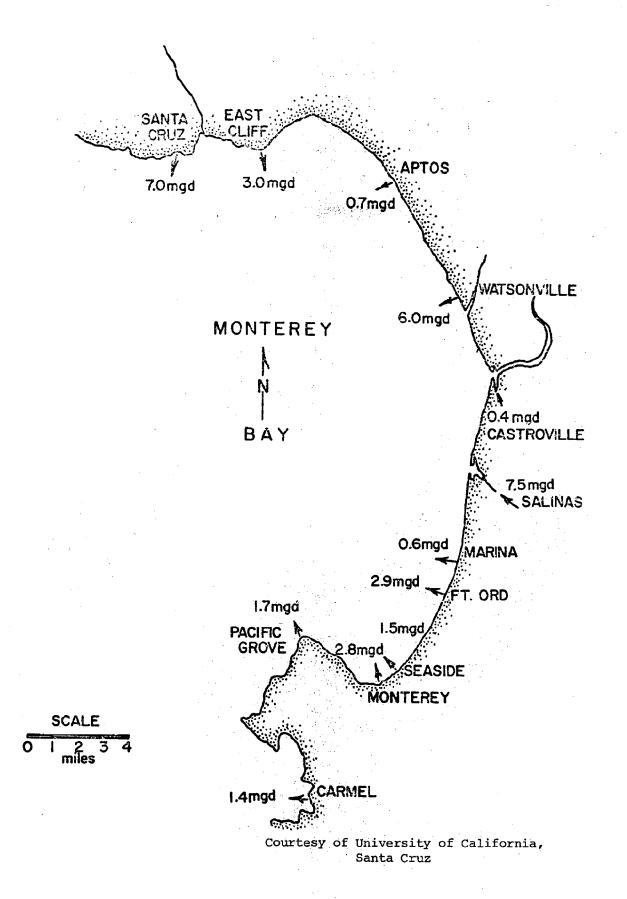
Henry Baker, Karen Altschuler and John Warren of the Santa Cruz County Planning Department; Ed Hannah of Santa Cruz County LAFCO; Dennis Daughters of the Santa Cruz County Public Works Department; Bob Scott of the Santa Cruz City Public Works Department; Matt Mello, Santa Cruz Agricultural Commissioner; Phil Jones, Santa Cruz City Planning Director; Bob Edwards, Archaeology Department of Cabrillo College; Mr. Castello of the California State Parks and Recreation Department; Dan Miller, Marine Biologist; Thomas Thompson, Moss Landing Marine Laboratories; Peter Scott, Sierra Club, Loma Prieta Chapter; Bud McCreary of Big Creek Lumber Company; Don Fultz and Mr. D. D. Wilder of Wilder Ranches and Beaches; Mr. Vosti of Seascape; the Santa Cruz County Sheriff's Department; and Dick Davin of PG&E, San Francisco Office.

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Notes



